

APPROVED ON 07/19/16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES OF THE
BLIGHT PREVENTION APPEALS BOARD

A Meeting of the Blight Prevention Appeals Board was held on June 21, 2016 at 7:00 P.M. at the Mildred A. Wakeley Community and Recreation Center, 7 Linsley Street, Room #1, North Haven.

BOARD MEMBERS:

Lynn Fredricksen, Chairman
James H. Iovieno, Vice Chairman
Robin Clark, Secretary
James Nesdale, Alternate

OTHERS PRESENT:

Arthur Hausman, Designee of Blight Prevention Officer
Leslie Hueffman, Clerk to the Board
Lynn K. Sadosky, Director of Public Works
Jennifer N. Coppola, Esquire, Counsel to Board
Mary Lee Rydzewski, Stenographer

The Chairman called the Meeting to order at 7:00 P.M.

The Chairman, Lynn Fredricksen, introduced herself and asked if there were any changes to the Meeting Agenda.

Arthur Hausman, Blight Prevention Officer's Designee, let the Board know that there were no changes to the Agenda.

The Secretary then read the first item under Public Hearing on the Agenda for 101 Powdered Metals Drive, North Haven.

PUBLIC HEARING FOLLOWED BY DELIBERATION:

- 1. PUBLIC HEARING: Continuation of Public Hearing on appeal by the property owner(s) of 101 Powdered Metals Drive, North Haven, to the Board for the Notice of Violation issued by the Blight Prevention Officer's Designee dated August 4, 2015.**

The Chairman opened the continuation of the Public Hearing on 101 Powdered Metals Drive at 7:01 P.M.

Attorney Jennifer Coppola addressed the Board regarding the request of the property owner's counsel to continue the Public Hearing.

The Board asked questions of Attorney Coppola and they were answered.

Lynn Fredricksen made a Motion to Continue the Public Hearing to the Board's July 19, 2016 Meeting. James Nesdale seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen- aye
James Nesdale - aye

James H. Iovieno - aye

Robin M. Clark - aye

The Secretary then read the first item under “Other” on the Agenda for 175 Forest Hill Road, North Haven.

OTHER:

- 1. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 175 Forest Hill Road, North Haven.**

Arthur Hausman, Blight Prevention Officer’s Designee, introduced himself and was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Mr. Hausman and they were answered.

James Nesdale made a Motion to Continue the matter to the Board’s July 19, 2016 Meeting for the Blight Prevention Officer to provide an update on the status of remediation of the blight conditions at the property. James H. Iovieno seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen- aye
James Nesdale - aye

James H. Iovieno - aye

Robin M. Clark – aye

The Secretary then read the second and third items under “Other” on the Agenda for 37 Giles Avenue, North Haven.

- 2. To discuss the status of the pending claim against 37 Giles Avenue, North Haven, and possible action relating to same, including potential rescission of the Board’s prior vote/decision to issue a Notice of Citation against said property. Public comment will be received by the Board.**
- 3. To consider whether to convene in executive session and, if the Blight Prevention Appeals Board votes affirmatively, to convene in executive session to discuss the status of the pending claim against 37 Giles Avenue, North Haven.**

Attorney Jennifer Coppola addressed the Board regarding the pending claim against 37 Giles Avenue, North Haven.

The Board asked questions of Attorney Coppola and they were answered.

Robin Clark made a Motion to Rescind the Board’s April 19, 2016 decision to issue a Notice of Citation to the property owner(s) of 37 Giles Avenue, North Haven. James Nesdale seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen - aye
James Nesdale - aye

James H. Iovieno - aye

Robin M. Clark - aye

The Secretary then read the fourth item under “Other” on the Agenda for 250 Quinnipiac Avenue, North Haven.

4. To consider and act upon a recommendation of the Blight Prevention Officer to issue a Citation to the property owner(s) of 250 Quinnipiac Avenue, North Haven.

Arthur Hausman, Blight Prevention Officer’s Designee, addressed the Board.

The Board asked questions of Mr. Hausman and they were answered.

Lynn K. Sadosky, Director of Public Works, introduced herself and was sworn in by the Stenographer and addressed the Board.

Ms. Sadosky provided record photographs dated June 21, 2106 of the 250 Quinnipiac Avenue property; these photographs were marked as Exhibits A-1 through A-11.

The Board asked questions of Ms. Sadosky and they were answered.

Lynn Fredricksen made a Motion to Issue a Notice of Citation to the property owner(s) of 250 Quinnipiac Avenue, North Haven. Robin Clark seconded the Motion.

The Board voted 4 - 0 in favor of the Motion.

Lynn Fredricksen - aye
James Nesdale - aye

James H. Iovieno - aye

Robin M. Clark - aye

The Secretary then read the fifth item under “Other” on the Agenda for 29 State Street, North Haven.

5. On 29 State Street, North Haven, the Blight Prevention Officer will provide a status update.

Arthur Hausman, Blight Prevention Officer’s Designee, addressed the Board reading into the record correspondence from Steven Nugent, property owner, to Lynn K. Sadosky dated June 20, 2016, which provided an update on the status of the property.

The June 20, 2016 correspondence was marked as Exhibit A.

The Board asked questions of Mr. Hausman and they were answered.

Steven Nugent, property owner of 29 State Street, North Haven, introduced himself and was sworn in by the Stenographer and addressed the Board.

The Board asked questions of Mr. Nugent and they were answered.

Lynn Fredricksen made a Motion to Continue the matter to the Board's July 19, 2016 Meeting for the Blight Prevention Officer to provide an update on the status of remediation of the blight conditions at the property. James Nesdale seconded the motion.

The Board voted 4-0 in favor of the Motion.

Lynn Fredricksen - aye James H. Iovieno - aye Robin M. Clark - aye
James Nesdale - aye

Thereafter, James H. Iovieno requested an update on properties that have been determined to be remedied to date.

MINUTES:

Lynn Fredricksen made a Motion to Approve the Minutes as submitted for the May 17, 2016 Meeting. James H. Iovieno seconded the Motion.

The Board voted 4 -0 in favor of the Motion.

Lynn Fredricksen - aye James H. Iovieno - aye Robin M. Clark - aye
James Nesdale - aye

ADJOURNMENT:

Prior to adjournment, Lynn Fredricksen acknowledged the outstanding service of fellow Board Member Adam Mattei, noting that Mr. Mattei had recently resigned from the Board and that his contributions to and presence on the Board will be greatly missed.

There being no further business, Lynn Fredricksen moved to adjourn the Meeting. James H. Iovieno seconded the Motion. All were in favor. The meeting adjourned at 7:42 P.M.